



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

**TUESDAY, MARCH 11, 2003**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### **COMMISSIONERS**

CHAIR GENO ACEVEDO  
VICE-CHAIR JOSEPH MUELLER  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER ROBERT ENGLES  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER RALPH LYLE  
COMMISSIONER CHARLES D. WESTON

**WORKSHOP - 5:00 P.M.**

**REGULAR MEETING - 7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**WORKSHOP - 5:00 P.M.**

1. **EVALUATION OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (MEASURE "P") PROJECTS IN THE FISCAL YEAR 2002-03 OPEN/MARKET RATE COMPETITION:**

**Recommendation:** Discussion

**PUBLIC HEARING - 7:00 P.M.**

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**LEGALLY NOTICED PUBLIC HEARINGS**

**NEW BUSINESS:**

2. **USE PERMIT AMENDMENT, UPA-92-04: MONTEREY-DIVITTORIO:** A request to amend the use permit for the Maple Leaf RV Park to establish an internet Recreational Vehicle Dealership at the Maple Leaf RV Park. The site is located at 15200 Monterey Rd. in the Residential Estate zoning district. (APN 825-06-033)

**Recommendation:** Open public hearing/Adopt Resolution No. 03-14, approving request.

3. **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- a) **MEASURE P, MP-02-03: TILTON-GLENROCK BUILDERS/SHEA HOMES:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2004-2005. The project consists of 30 single family residential dwellings on a portion of a 54.95 acre site on the south side of Tilton Avenue between Monterey Road and Hale Avenue. The total project at build out will consist of 208 dwelling units. (APN 764-09-022, 23, 26 and 27)

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- b) **MEASURE P, MP-02-04: CENTRAL-PROSPERITY/DELCO:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 28 single family attached dwelling units on 3.7 acres on the south west corner of East Central Avenue and Calle Mazatan. (APN 726-22-051)
- c) **MEASURE P, MP-02-05: WATSONVILLE-DAY:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 11 single family dwelling units on 1.91 acres on the south side of Watsonville Road, opposite La Alameda Drive. (APN 779-03-137)
- d) **MEASURE P, MP-02-06: E. DUNNE-DEMPSEY:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 80 single family attached dwelling units on 9.5 acres on south side of East Dunne Avenue, west of San Benancio Way. (APN 817-11-046 and 067)
- e) **MEASURE P, MP-02-07: CORY-SAN PEDRO PARTNERS:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 32 single family attached dwelling units on 3.73 acres on a westerly extension of San Juan Drive, west of Cory Drive. (APN 817-11-061)
- f) **MEASURE P, MP-02-08: CENTRAL-HU:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 38 single family attached dwelling units on 4.99 acres on the north side of East Central Avenue opposite Calle Mazatan. (APN 726-26-004)
- g) **MEASURE P, MP-02-09: TILTON-BARNICK:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 17 single family dwelling units on 5.68 acres on north side of Tilton Avenue immediately west of the Union Pacific rail line. (APN 712-09-001)
- h) **MEASURE P, MP-02-10: COCHRANE-BORELLO:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 15 single family dwelling units on 10.85 acres between St Marks Drive and Cochrane Road, north of St. Katherine's Drive. (APN 728-34-007)
- i) **MEASURE P, MP-02-11: BARRETT-SYNCON HOMES:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 69 single family dwelling units on 12.35 acres on the north side of Barrett Avenue, west of San Ramon Drive. (APN 817-57-001, 003 & 817-59-017)
- j) **MEASURE P, MP-02-12: PEET-LUPINE INVESTORS:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 39 single family dwelling units a 16.23 acre portion of a 49.13 acre site. The project will be located at the southeasterly corner of Cochrane Road and Peet Avenue. (APN 728-34-002 & 003)
- k) **MEASURE P, MP-02-13: E. MAIN-MARRAD:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 34 single family dwelling units on 6.55 acres on the south side of East Main Avenue opposite El Toro Elementary School. (APN 726-16-028)

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- i) **MEASURE P, MP-02-14: COCHRANE-COYOTE ESTATES:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 54 single family dwelling units on a 15.96 acre portion of a 53.88 acre site on Peet Road, north of Cochrane Road. The project at build out will consist of 208 dwelling units. (APN 728-35-008, 010 & 728-36-001, 010)

**Recommendation:** Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

## **OTHER BUSINESS:**

### **4. APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

- a) **MEASURE P, MP-02-15: MISSION VIEW-MISSION RANCH:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2004-2005. The project consists of 47 single family residential dwellings on a 16.73 acre of a 75.08 acre site on the east side of Peet Road and south side of Cochrane Road. The project at build out will consist of 309 dwelling units. (APN 728-32-001, 002, 003 and 728-33-001)
- b) **MEASURE P, MP-02-16: SAN PEDRO-TRUONG:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 14 apartment units on a 1.03 acre parcel at the southwest corner of San Pedro Avenue and Church Street. (APN 817-02-001)
- c) **MEASURE P, MP-02-17: HILL-GERA:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 17 single family dwelling units on 8.32 acres on the west side of Hill Road between Pear Drive and Jean Court. (APN 728-08-014 and 015)
- d) **MEASURE P, MP-02-18: DIANA-SHELTON:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 40 single family dwelling units on 15.36 acres on the south side of Diana Avenue and the northerly extension of Jasmine Way. (APN 728-18-012 and 728-19-001 and 002)
- e) **MEASURE P, MP-02-19: E. CENTRAL-WARMINGTON:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 86 single family dwelling units on 21.07 acres on the East Central Avenue at Lancia Drive. (APN 726-28-001, 002 and 726-20-003)
- f) **MEASURE P, MP-02-20: BARRETT-DITRI:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 16 single family dwelling units on 4.11 acres on the north side Barrett Avenue, east of Barrett Elementary School. (APN 817-10-002)
- g) **MEASURE P, MP-02-21: SORRELL-TRAN:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 8 single family dwelling units on 7.2 acres on the northerly extension of Saddleback Drive, north of East Dunne Avenue. (APN 728-02-003)

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- h) **MEASURE P, MP-02-22: BARRETT-ODISHOO:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 36 single family dwelling units on 7.06 acres on the south side of Barrett Avenue, west of San Ramon Drive. (APN 817-33-003)
- i) **MEASURE P, MP-02-23: W. EDMUNDSON-PINN BROTHERS:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 45 single family dwelling units on 8.99 acres on the south side of West Edmundson Avenue south of Olympic Drive. (APN 767-21-013, 014 and 015)
- j) **MEASURE P, MP-02-24: SUNNYSIDE-QUAIL CREEK:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 54 single family dwelling units on 9.64 acres on the east side of Sunnyside Avenue, north of Watsonville Road. (APN 767-29-006)
- k) **MEASURE P, MP-02-25: E. CENTRAL-CENTRAL PARK:** A request for Measure P building allocations for Fiscal Year 2004-05. The project consists of 35 single family dwelling units on a 11.51 acre portion of a 30 acre site on the northerly extension of Calle Hermosa, north of East Central Avenue. The project at build out will consist of 164 dwelling units. (APN 726-27-104 and 105)

**Recommendation:** No action required.

### **TENTATIVE UPCOMING AGENDA ITEM FOR THE MARCH 25, 2003 MEETING:**

- **DA-03-01: Christeph-Kamangar/Pine Brothers Trust**
- **DAA-02-06: Llagas-Delco**
- **DAA-00-09: Llagas-Delco**
- **Review of Rebuttal Letters and Final Scoring of the Measure P Applications for FY 2004-05**
- **Open Market Comoetition**
- **Commission Review and Comments on New Morgan Hill Courthouse EIR**
- **Street Standards**

### **ANNOUNCEMENTS:**

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

### **SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

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***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

***NOTICE***

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

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